



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, March 7, 2011

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR
DENISE WOOLERY, VICE- CHAIR (Consent Calendar Representative)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Representative) - PRESENT
BRIAN MILLER (Consent Calendar Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Representative)
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805)564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Wednesday, March 2, 2011, the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

REVIEW AFTER FINAL

A. 507 BROSIAN WAY

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-010
Application Number: MST2010-00109
Owner: Forouzandeh Family Trust
Architect: Paul Zink
Landscape Architect: Arcadia Studio

(Review After Final for proposed alterations and additions to the project which received Final Approval by the Single Family Design Board on 8/30/2010. The proposed alterations include an additional 246 square feet to the proposed new one-story home, an increase in the plate height from 10 feet to 12 feet, a maximum proposed building height of 24 feet, and window alterations. The revised proposal will result in a new one-story, 4,246 square foot single-family residence with an attached one- and two-car garage totaling 750 square feet, and 147 square feet of attached storage space. The project includes a new driveway, motor court, pool, patios, landscaping, and 1000 cubic yards grading. The proposed total of 5,143 square feet on a 1.87 acre vacant lot, in the Hillside Design District and the Coastal Zone, is 94% of the maximum floor-to-lot area ratio guideline for a one-story residence on a lot greater than 20,000 square feet.)

(Action may be taken if sufficient information is provided.)

Laura Pomerantz (neighbor) expressed concerns regarding three existing Eucalyptus trees.

Approved as submitted of Review After Final.

Note for record: The trees discussed are located in the required front setback, and therefore an application for removal would require review by the Parks and Recreation Department.

REVIEW AFTER FINAL

B. 830 ARBOLADO RD

A-1 Zone

Assessor's Parcel Number: 019-232-006
Application Number: MST2009-00185
Owner: Glenn and Am Bacheller
Agent: Raymond Appleton
Architect: Kurt Magness

(Proposal for as-built alterations consisting of a 464 square foot addition/conversion of an existing patio, the addition of 394 and 434 square foot wood decks, a 32 square foot outdoor garden fireplace, 10 square foot garden fountain, and a 200 square foot cistern for an existing 2,671 square foot one-story single-family residence. The project will address violations under ENF2008-01452. The proposed total of 3,686 square feet on the 1.16 acre lot in the Hillside Design District is 72% of the maximum guideline floor-to-lot area ratio.)

(Review After Final to retain the approximate 200 square foot cistern located within the front setback. Project received Staff Hearing Officer approval (Resolution No. 001-11) on 1/12/2011.)

Approved of Review After Final with conditions:

- 1) Remove the stone veneer from the street side elevation, and paint the structure an earth tone color (Frazee #CL-2674M "Storm Bay")..
- 2) The podocarpus hedge is to be a minimum 5-gallon size.

FINAL REVIEW**C. 1404 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-102-037
Application Number: MST2011-00075
Owner: William Weathers
Landscape Architect: Sam Maphis

(Proposal to permit "as-built" grading and construction of three site retaining walls, not to exceed a height of eight feet, at the rear of an existing one-story residence on a 25,355 square foot lot located in the Hillside Design District. The project includes approximately 384 cubic yards of grading. The proposal will address violations outlined in the enforcement case (ENF2010-01017). No alterations are proposed to the existing single-family residence.)

(Action may be taken if sufficient information is provided.)

Final Approval with the condition as noted on Sheet #L-4.

FINAL REVIEW**D. 16 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-027
Application Number: MST2010-00022
Owner: Daniel Bolger
Designer: Matthew Guerro Design

(Proposal to replace a 1,095 square foot one-story house destroyed in the Tea Fire. The proposal includes a 2,000 square foot two-story single-family residence and attached 495 square foot two-car garage with roof terrace, retaining walls, patios and stairs. The proposed total of 2,495 square feet on the 11,853 square foot lot in the Hillside Design District is 63% of the maximum floor-to-lot area ratio.)

(Preliminary Approval was granted 5/3/2010. Final Approval is requested.)

Continued one week to Consent with comments:

- 1) Provide an elevation and details for the proposed green/retaining wall.
- 2) The maximum height of the wall shall not exceed 8 feet within the required interior setbacks.
- 3) Show the required setbacks on Sheet #L-1
- 4) Include plant container sizes on the landscape plan.

NEW ITEM**E. 814 CORONEL ST****E-1 Zone**

Assessor's Parcel Number: 035-260-021
Application Number: MST2011-00087
Owner: Peter Lackner
Architect: Robert Pester
Contractor: Mark Sauter

(Proposal to permit an "as-built" bathroom addition which converts 41 square feet of the existing 387 square foot, two-car garage to habitable area of an existing 1,474 square foot, one-story, single-family residence. Additional alterations include a new one car garage door, a new entry door to the garage, removing two storage sheds, and repairs to an existing site retaining wall along the driveway. The proposal will result in one covered and one uncovered parking space. The remaining 1,474 square foot one-story, single-family house, on a 9,188 square foot lot in the Hillside Design District, is 43% of the maximum guideline floor-to-lot area ratio. The proposal will address violations listed under ENF2010-00824.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval as submitted, with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**F. 927 W MISSION ST****R-1 Zone**

Assessor's Parcel Number: 043-113-002
Application Number: MST2011-00091
Owner: Alex and C. Jonasson
Designer: Dylan Chappell

(Proposal to provide two uncovered parking spaces for an existing 2,197 square foot, two-story, single-family residence, on a 7,500 square foot lot, with a 72% maximum floor-to-lot-area ratio. The proposal will provide a total of 160 square feet of storage space, and reducing the heights of fences, walls, and hedges to comply with SBMC 28.87.170. The proposal will address violations listed in ENF2009-00181 & ZIR2009-00039.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval as submitted, with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Brian Miller** and **Erin Carroll**.

[Erin Carroll stepped down from Item A]